

Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018590
Your ref: HPK/2026/0320
Date: 19 August 2026

Dear Stuart Talbot

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Conversion of existing attic space to form dormer bedroom

**LOCATION: 23 KNIGHTWAKE ROAD
NEW MILLS
SK22 3DQ**

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 **has no objection**.

The proposal would result in a 4-bed dwelling. In line with DCC guidance, a 4-bed dwelling should provide 3 off road parking spaces.

Three spaces could be provided on the existing drive, although they would be in tandem. DDC guidance advises that no more than two spaces should be in tandem. However, in this case, it is considered that, due to the likely low number of vehicles travelling at slow speeds on Knightwake Road, should the tandem parking result in additional manoeuvres on and off the highway it would not have a significant detrimental effect on highway safety. In addition, considering the existing length of the drive, three vehicles parked in tandem could occur under the current scenario.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 August 2026	Jenny Rhodes	Adrian Martin	19 August 2026